

5 April 2019

FROM: Beaugard Urban Design Advisory Committee (BDAC)
TO: The Honorable Mayor and City Council of Alexandria, Virginia

Via: City of Alexandria Planning Commission
City of Alexandria Planning and Zoning Department

SUBJ: DSUP#2017-00019: *Amendment to Developmental Special Use Permit*
Application for proposed 2000 N. Beaugard Street Multi-Family Apartment Re-
Development; Monday Properties, Applicant.

- REF: (A) **Beaugard Urban Design Standards & Guidelines** of 18 March
2013, (Revised 11 July 2013 per City Council Approval)
- (B) **Design Guideline Comment Matrix**
- (C) **CDD#21: Rezoning #2012-00005; Coordinated Development District
#2012-00003; Text Amendment #2012-00007**

1. Pursuant to City Council instructions, and as previously cited in my letter to the Council of 14 August 2018, the Beaugard Urban Design Advisory Committee (BDAC) met on 26 February, 21 May, 25 June, 23 July and 6 August 2018 to consider the subject application and its compliance with reference (A). At that time, the BDAC determined that the applicant complied with reference (A), after careful review of reference (B), as presented by the Staff. The BDAC *unanimously approved* reference (B), on 6 August, and therefore *unanimously voted to recommend approval of the subject application*, with recommendations for two conditions, namely:

- A. That the applicant make a good faith effort to mitigate noises associated with the proposed loading dock adjacent to several neighbors' townhomes; and
- B. That any benches or amenities placed in the proposed greenspace adjacent to the abutting neighborhood be placed along the proposed new street towards the center of the applicant's property, to mitigate noise and reduce privacy issues for the adjacent properties.

3. Subsequent to that vote and DSUP approval by the Planning Commission and City Council, at the Staff's request, the BDAC was reconvened to consider separately two applicant generated amendments to the DSUP, namely:

- A. The elimination of the requirement for underground parking; and
- B. The relocation of the pool house and refinement of the façade.

BDAC was duly reconvened on 22 October 2018 and 25 March 2019, to consider each of the above amendments, respectively. (It should be noted that these were *separate submittals* by the applicant, and that the 25 March meeting had been set to *afford the applicant* more time to consult with Staff and effect changes to the submittal.)

4. Accordingly, BDAC voted *unanimously* on 22 October 2018 to **recommend approval** of the applicant's request to remove underground parking, as doing so did not materially affect the overall design, and the parking provided would still be in excess of the minimum required under references (A) and (C).¹ On 25 March, BDAC also voted *unanimously* to **recommend approval** of the applicant's requested amendment, *but with the following conditions*:

A. That the applicant make a good faith effort to mitigate potential sound disturbances that could emanate from the balconies on the Mark Center Drive side of the proposed building and affect the existing town homes abutting this project;

B. That the applicant explore the feasibility of extending the fence line separating the project from the existing adjacent town homes to Stevens Street²; and

C. That the applicant work with Staff to restore the façade's architectural syncopation which is disrupted in the amended design from that which was approved by City Council, and *if no effective compromise can be found, that the original and approved fenestration be kept in the final design.*

Very respectfully submitted this date,



For the BDAC:
Pete Benavage, Chairman

¹ This amendment was considered by Staff consequential enough for BDAC's review.

² Though beyond this project's scope, applicant owns the other affected properties adjacent to the town homes, and might be able to achieve economy of scale and design continuity by doing this at this time.